



May Minutes

Thursday, May 3, 2018; 7:00 p.m.

The May meeting of the Historic Preservation Commission was held on Thursday, May 3, 2018 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the April minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Samantha Holmes, Dan Bennett, Renee Novak, Lewis Taylor, Yvette Zhou

Staff absent: Beth Burgess

OTHER BUSINESS

1. Ellicott City Design Guidelines Update
2. Discuss start time for June 7, 2018 HPC meeting
3. Notice: July meeting will be held Wednesday, July 11th

PLANS FOR APPROVAL

Regular Agenda

1. HPC-18-26 – 8472 Hill Street, Ellicott City
2. HPC-18-27 – 3598 Fels Lane, Ellicott City
3. HPC-18-28 – 8081 Main Street, Ellicott City
4. HPC-18-17c – 8081 Main Street, Ellicott City
5. HPC-18-29 – 3592 Fels Lane, Ellicott City
6. HPC-18-30 – 6040 Old Lawyers Hill Road, Elkridge

OTHER BUSINESS

Ellicott City Design Guidelines Update

Ms. Holmes asked if there was anyone from the public who wished to comment on Chapter 6 from the existing Design Guidelines.

Mr. Rob Brennan of 8333 Main Street, Ellicott City wished to testify. Mr. Brennan is the owner of Brennan + Company Architects and he is the Chair of the Baltimore County Landmarks Preservation Commission. Mr. Brennan said Chapter 6 is about rehabilitation and maintenance of existing buildings but understanding criteria can be confusing and the revisions should clarify the specific criteria. Mr. Brennan said the Secretary of Interior's Standards are the only national criteria, they are important to reference in the revision. He explained that the National Park Service also offers a series of 50 briefs about how to preserve buildings, with topics ranging from masonry to lighting.

Mr. Brennan said the revisions should also define the period of significance for Main Street instead of a using "historic" in a general term. Mr. Brennan recommended the revisions identify the differences between contributing and non-contributing historic structures, rather than the existing historic and non-historic reference. Mr. Brenna said the revision should include character defining features that highlight the distinctive periods.

Mr. Shad asked about how Baltimore County addressed new technologies and building materials. Mr. Brennan said the preference is for solar panels to be in a remote location on the building or out of sight.

Ms. Holmes said they have been incorporating the Preservation Briefs into the guideline update.

June 7, 2018 HPC Meeting

Ms. Holmes said there will be more information forthcoming at the June meeting, but an earlier start time is not currently needed.

July 11, 2018 HPC Meeting

The July HPC meeting will be held on Wednesday, July 11th at 7pm instead of Thursday, July 5 due to the holiday. The application deadline will remain June 13.

REGULAR AGENDA

HPC-18-26 – 8472 Hill Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Greg Busch

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1872. The Applicant proposes to make several exterior alterations on the house, as described below.

Alteration to Existing Addition

The Applicant seeks to better integrate a 2000-era addition with the exterior of the 1872 home and convert the ground floor of the existing addition into finished space. The existing addition is built on three piers extending from ground level to the second floor and the ground below is unfinished as the addition was built over a brick patio. The ground floor of the addition is sided with white 4'x8' HardiePanels. The Applicant proposes to install strip footing around the addition and install a CMU granite-veneered wall up to the level of the ground floor slab to act as the foundation line. An exterior insulation finishing system (EIFS) painted yellow, to match that existing on the second floor, will be installed above the new granite veneered foundation on the first floor of the addition (this is where there are currently off-white HardiePanels).

The addition is not highly visible from Hill Street looking east, due to its position being set back and the topography, as seen in Figure 1. When looking at the side of the house from the west and rear of the house, the addition is highly visible. Figure 2 shows the addition from the east when standing on the property.



Figure 1 - Front facade of house



Figure 2 – East side of historic house and existing addition as seen from property



Figure 3 - Rear of historic house and addition as seen from Merryman Street



Figure 4 - West side of historic house and addition as seen from Hill Street

Roof

The existing roof pitch will remain the same, but a new roofline will be added to match the 12/12 pitch of the 1872 house and will resemble a shed dormer. Red asphalt shingles, to match those on the existing roof, will be used on the new roof.



Figure 5 - Proposed roof alterations

East/Northeast Elevation

On the ground floor, two 2:2 white simulated divided light vinyl clad wood windows (31" wide by 54" high) will be installed on the northeast elevation. A new fiberglass over a graphite polystyrene core, 10-light single French door with a transom, will be installed next to the windows. The application states the windows will be full divided lights (not true divided lights), which is a term Anderson has coined for their simulated divided lights with an aluminum spacer between the glass.

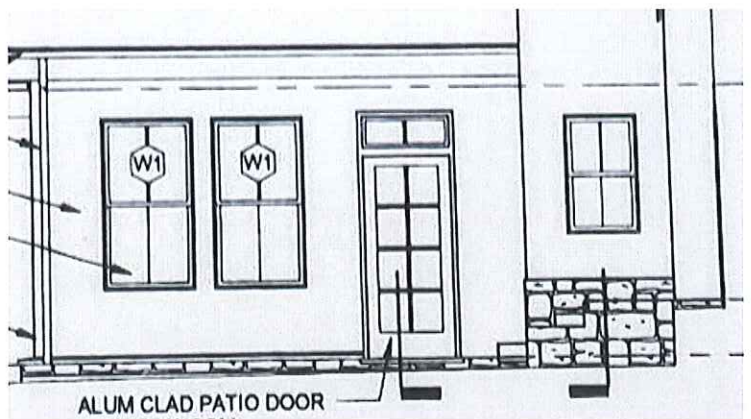


Figure 6 - Proposed windows and doors

Three white vinyl clad wood casement windows are proposed to be added to the east corner overlooking the future patio. The casement windows will not have muntins, matching the design of existing historic windows on the west side of the house. Diamond patterned wood transom windows will be constructed above the new casement windows, to match the historic windows on the west side of the house.

Please note the drawings incorrectly state a proposed material and door light/panel arrangement and Staff has requested the drawings be updated to match the specs provided.

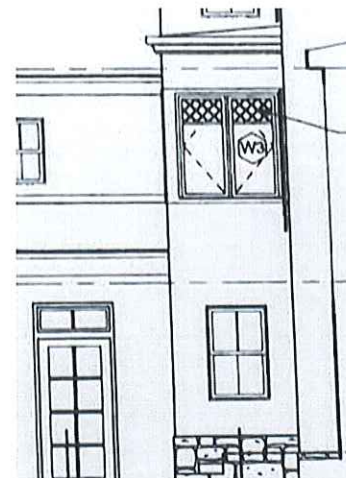


Figure 7 - Proposed casement windows

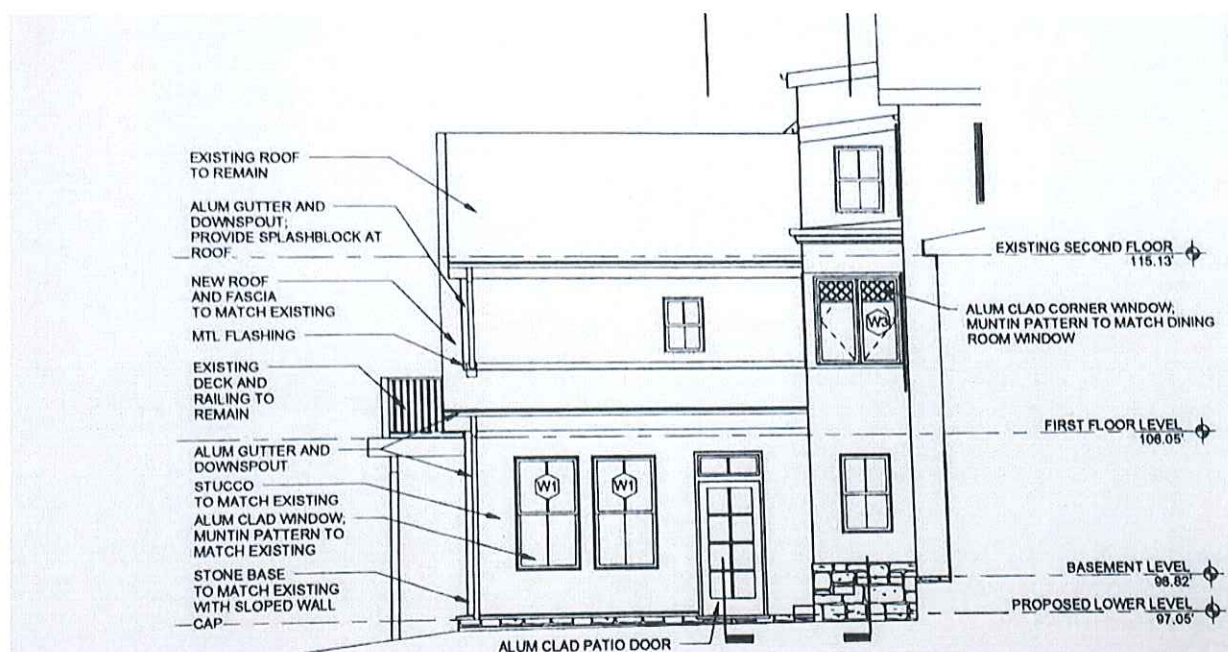


Figure 8 - Proposed east/northeast elevation



Figure 9 - Existing east/northeast elevation of addition

West Elevation

Two 2:2 white vinyl clad wood double hung windows (31" wide by 54" high) will be installed on the west elevation of the existing addition on either side of a new door. The new door will be a white 6-paneled door. The 6-panel door will be from Feather River. The material is not completely evident but appears it may be Fiberglass based on the information available from the manufacturer's website.

Based on the drawings and photos of the existing conditions, there may be some grading and/or fill happening in order to make this area level. Clarification on this is needed and whether or not a retaining wall will be needed. The HVAC unit will also need to be moved for the proposed changes and the new location will need to be identified and approved.



Figure 10 - Existing west elevation of addition

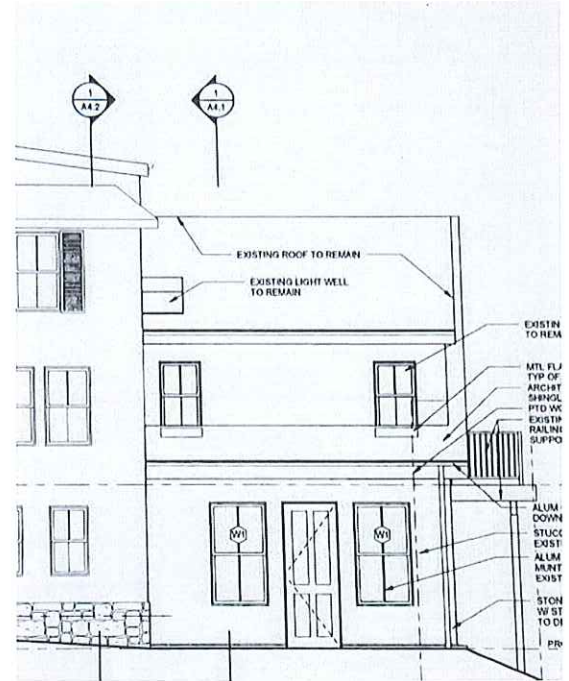


Figure 11 - Proposed west elevation

There are three double hung 2:2 wood windows on the west elevation that will be restored, as shown in Figure 12. The Applicant seeks tax credit pre-approval for the work.



Figure 12 – Historic west elevation wood windows to be restored

Enclosed Second Floor Rear Porch

There is a former enclosed porch on the second story at the rear of the house where the historic house ends and the addition begins. The Applicant proposes to install a shed roof dormer at this location in order to increase the existing ceiling height, from 6'0" to 8'0". Three small awning windows with a muntin bar in the center of each window, will be installed. See Figures 13 and 14.

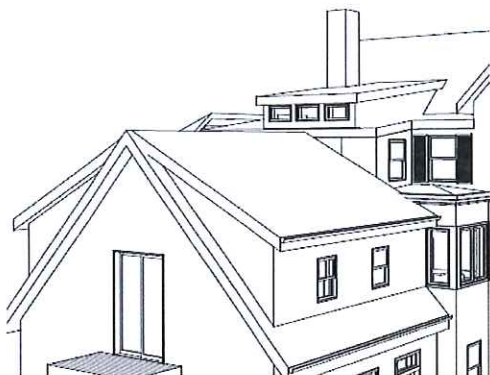


Figure 13 – Proposed shed roof dormer on enclosed rear porch



Figure 14 - Enclosed rear porch to have shed style dormer roof installed

Patio and Patio Doors

The application explains that the proposed patio and triple patio doors shown on the plans (Figure 15) are not part of the current application. These items will be subject to a future application for Certificate of Approval if the Applicant decides to build them.

Staff Comments: The application generally complies with the Guidelines. There are several historic motifs on the house, such as the 2:2 windows and the diamond muntin transom pattern, that will be incorporated into the addition. This incorporation complies with Chapter 7.A recommendations, "additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building" and "design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights, but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows." The proposed windows are Anderson 400 series vinyl clad wood windows. The depth and profile of the muntin bars is not evident from the Home Depot quote and a spec sheet, picture or sample that shows this information is needed. If the depth of the muntin bar is appropriate, then these windows would be acceptable for the less visible sides of the house. Chapter 7.B states, "on any building, use exterior materials and colors similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building." The windows on the historic building appear to be wood, while the proposed windows are all a vinyl clad wood. The new windows on the west side of the building will be the most visible and an all wood window would be preferable to best comply with the Guidelines in matching the texture of the materials on the existing building. This would

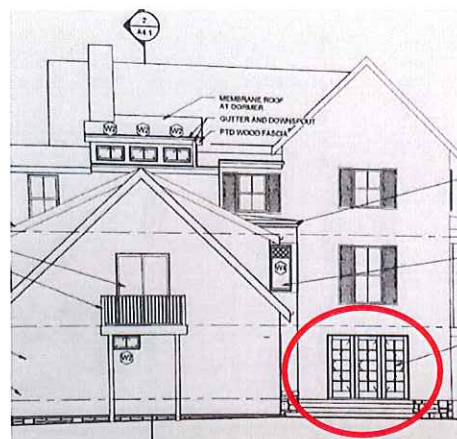


Figure 15 – Patio doors that are not currently proposed

not be an exact replication because it would not be a true divided light window. The windows on the rear of the house on kitchen and former enclosed porch will not be highly visible and the proposed material is acceptable.

The new doors (10-light single French door and 6-panel solid door) will be Fiberglass. It would be preferable to use historic building materials to best comply with the Guidelines, such as a wood door, on the most visible west elevation. The single French door on the east elevation will be minimally visible, but the west elevation is highly visible.

Overall the proposed alterations will make the existing addition better comply with Chapter 7 recommendations, "for any building, design the addition so that its proportions (relationship of width to height), the arrangement of windows and doors, and the relationship of solids (wall area) to voids (window area) are compatible with the existing structure. Use a roof design that echoes or complements the original roof line. Gable and shed roofs are common for additions in Ellicott City." The addition of windows and doors on the current blank walls of the addition will better fit in with the arrangement on the existing historic house. This will also add an element of the human scale, which is missing from the addition since it does not have any architectural details on it.

The Applicant stated via email that all new wood trim will match the existing trim on the historic part of the house. Gutters were not specified in the application, but the Applicant stated that they can use half round gutters to match those on the historic house.

Staff Recommendation: Staff recommends Approval as submitted, contingent upon the following:

- 1) The proposed vinyl clad wood windows having an appropriate muntin profile.
- 2) Using wood windows and doors (without cladding) on the west elevation.
- 3) The grading or fill situation on the west elevation be determined. If a retaining wall is required, that will be subject to a future application.

Testimony: Mr. Shad swore in Greg Busch. Mr. Shad asked if there was anyone in the audience who wish to testify. There was no one. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Busch said the west elevation is currently highly visible because bamboo was cleared along the hillside on the west elevation, but evergreen shrubs will be planted. Once the new trees matures, then the view will be less visible. Mr. Busch said the west elevation has lots of sun exposure and using a wood door would require maintenance, but he agreed to use a wood door if necessary.

Mr. Reich confirmed that they are adding on to the gable end of the existing roof to create the pitch of the roof that will look like a shed dormer. Mr. Busch said yes. He said if they had new construction this is not the approach they would be taking, but are doing so as a result of the existing addition. Ms. Tennor said the proposed work will make the building look much better.

Ms. Zoren asked what type of granite will be used on the foundation. Mr. Busch said the foundation will be granite veneer, and be a real granite, not manufactured stone.

Ms. Zoren asked if the aluminum window with lattice work on the corner is a new window proposed to be added in. Mr. Busch said the window, which is shown on the elevation, would be located on an older addition that could be around 100 years old, it is not part of the 2000 addition. Ms. Zoren said the two diamond windows proposed in the corner looked out of place from the rest of the windows, which appears to have 2 over 2 windows. Mr. Busch said the intention was to match the diamond pattern on the windows on the west side of the house. Ms. Zoren thought it would make more sense if the new

windows were on the same elevation as the historic windows, but looked out of place on the different addition. The Commission recommended using two over two windows, to match the width of the window below it on the east elevation. Mr. Busch was ok with the recommendation. Mr. Reich asked which elevation is visible from Hill Street. Mr. Busch said the visibility is from all sides being on a hillside, but the east elevation is less visible.

Ms. Zoren asked which room the two proposed diamond shaped windows are in. Mr. Busch said the proposed diamond windows are in the kitchen. Ms. Zoren asked if the three historic diamond windows are in the dining room. Mr. Busch said yes. Ms. Tennor asked if there was a functional reason to use casement windows. Mr. Busch said to get more light into the house because it is a dark corner of the house.

Mr. Reich asked which windows were proposed to be vinyl clad wood windows. Mr. Busch said all of the new windows are proposed to be vinyl clad with full divided lights. Ms. Holmes explained that Andersen Windows calls their product a full divided light, which is a simulated divided light with exterior muntins. Ms. Holmes said simulated divided light is appropriate for this case since the elevation is not that visible from the street and the alterations will be taking place on a modern addition. Ms. Holmes said their main question was about the depth of the muntins since the product estimate did not contain that information. The Commission said the Applicant can work with Staff on approval of the muntin depth.

Mr. Reich asked if fiberglass doors will be used. Mr. Busch said yes. Mr. Reich said a wood door is more appropriate in the historic district. Mr. Busch said due to sun exposure on the west elevation, he will need to add a roof or entryway over it to protect it. Mr. Reich said the manufacturers can apply a protective coating on the door to extend the life. Mr. Reich said the polyurethane on wood will last just as long as vinyl and said that Andersen makes such product, if that is the product they are using. Mr. Busch agreed.

Mr. Reich asked Staff for clarification on the grading and fill issue. Ms. Holmes said the west elevation had a steep grade change from the street and showed the rendering of the elevation, which showed flat ground. Ms. Busch said he plans to use block foundation with granite veneer where the foundation is exposed. Ms. Holmes asked if there will be fill in the area. Mr. Busch said yes. Ms. Tennor said the location of the existing AC unit will become a new door. Ms. Tennor asked where the AC will be relocated. Mr. Busch said the AC unit will be relocated behind the tree. Ms. Tennor asked how using granite foundation cladding will resolve the grading issue. She asked if it will need to be more level than it currently is. Mr. Reich says it will need to be more level where the door will go. Ms. Tennor asked if he anticipates doing grading at the corner. Mr. Busch said he anticipates minimal grading that could be held up with groundcover. He said that if a retaining wall was needed, he would return to the Commission for approval, but they don't want to install a retaining wall if they don't need to. Mr. Reich said anything below the floor level would be a foundation wall covered with granite. Mr. Busch said yes.

Mr. Taylor asked about using wood windows on the west elevation. Mr. Busch said the two existing upper windows on the west elevation are vinyl 6 over 6. Ms. Holmes asked if these windows will be replaced. Mr. Busch said not at this time. Mr. Reich asked if the Applicant is willing to use wood windows on the west elevation. Mr. Busch said he preferred vinyl but will use wood based on the Commission's recommendation.

Ms. Holmes said the application also qualifies for tax credit pre-approval for the restoration of the three two over two double hung wood windows on the west elevation, which was not in the Staff recommendations. Mr. Busch confirmed these were historic wood windows.

Mr. Reich asked about the wood vs. vinyl window on the west elevation. The Commission said wood is more appropriate for the Historic District, per Staff recommendations.

Motion: Mr. Reich moved to approve the application with the following amendments: The two windows on the lower part of the west elevation be wood.

1. The exterior doors that were shown as fiberglass should be wood.
2. Any place where the foundation wall is exposed below the lower level be clad in the granite veneer.
3. Tax credit pre-approval for three two over two upper windows on the west elevation.
4. The three windows on the kitchen will be two over two, as opposed to the diamond transom pattern, on the east elevation and the kitchen window on the south elevation will be one over one.
5. The muntin depth to be approved by Staff.

Ms. Tennor seconded. The motion was unanimously approved.

HPC-18-27 – 3598 Fels Lane, Ellicott City

Advisory Comments for Site Development Plan.

Applicant: Matthew Pham

Background & Scope of Work: This property is located in the Ellicott City Historic District and does not contain any structures. The Applicant seeks Advisory Comments on the site development plan for the construction of a new single-family house. The Applicant came before the Commission in April 2018 with a plan for Advisory Comments and the Commission advised the footprint was too wide and did not fit in with the streetscape and neighboring historic structures. The Commission requested a plan showing the topography and how the house will fit on the steep embankment.

The Applicant is returning with a revised front elevation and seeks the Commission's feedback and would like to have a footprint approved by the HPC to submit to the Director of DPZ. The house was reduced in width from 44 feet to 40 feet. The side porch has been reduced from 10 feet in width to 7 feet. The roof has been reconfigured to a single center gable. The overall width of the house is now proposed to be 47 feet and was originally proposed to be 54 feet. The depth of the house will remain 34 feet.

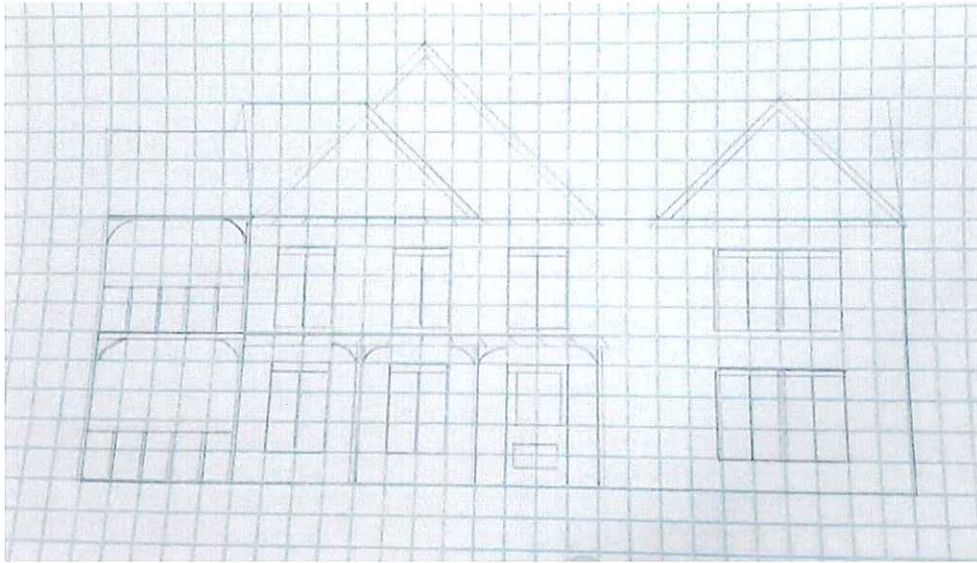


Figure 16- Sketch of front facade of proposed house from April 2018

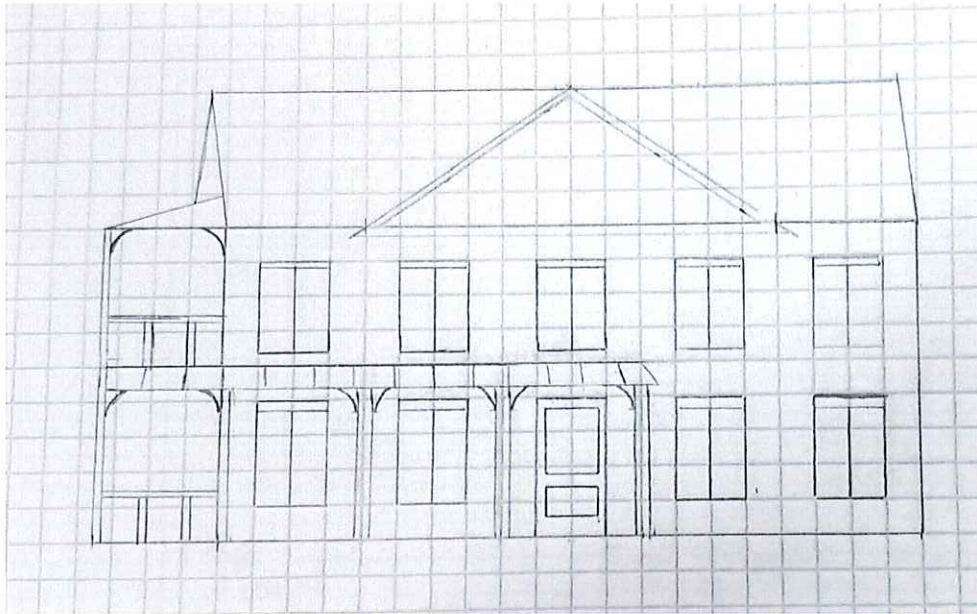


Figure 17 - Revised elevation for May 2018

Staff Comments: The overall reduction in width is minimal and not highly noticeable. While the Applicant removed the dead space and multiple gables from the April front facade, the structure is still proposed to be 5 bays wide, which is wider than any house on the street. New construction should blend in with the neighboring historic structures and not stand out. The proposed building is still significantly wider, at 47 feet (including the side porch) than the neighboring historic structures, which range approximately from 30 feet to 39 feet in width. Reducing the house 10 feet in width would make the new structure compatible in width with the neighboring historic structures.

The sketches provided are very rudimentary, so there are not many details to evaluate. However, the front porch only covers $\frac{1}{4}$ of the front façade, which is not balanced. The front porch should run the full

width of the house, which better complements the majority of the historic structures on the street. The porch roof is shown as shed roof, similar to that found on 3612 Fels Lane, but a hipped roof would be more appropriate for a wrap around porch. However, these are details that can be further examined when the required drawings are submitted for a Certificate of Approval.

The design of the windows may also contribute to the overall appearance of the wide front façade. The windows drawn on the sketch would indicate they are proposed to be casement windows versus double hung. An appropriately scaled double hung window, which is found on all houses on the street (1:1 or 6:6), would be a more appropriate to have on the front façade of the proposed new house.

At the April 2018 meeting the Commissioners explained that the sketch provided is drawn as though the house would be sitting on level ground, when in reality there is a very steep slope at this location. The new sketch still assumes a level building surface, so it is not representative of the actual building situation.

Staff Recommendation: Staff recommends the overall footprint be reduced at least 10 feet in width in order to fit in with the neighboring historic structures. Alternatively, Staff recommends rotating the footprint of the house 90 degrees to allow the shorter length of the house to front on Fels Lane.

Testimony: Mr. Shad swore in Matthew Pham and Gabriel Pham. Mr. Shad asked if there was anyone in the audience who wish to testify. There was no one. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Matthew Pham provided the Commission with new revised drawings.

Mr. Gabriel Pham explained that they have purchased the property since the last meeting and the revised plans were in accordance to the Commission's recommendations from last month's meeting. Mr. Gabriel Pham explained some of the changes that have been made, such as changing the gable and reducing the width by 7 feet. However, Mr. Gabriel Pham disagreed with the Staff's recommendation of further reducing the house by 3 more feet because such reduction would compromise the interior square feet to accommodate a large family.. Mr. Gabriel Pham said the depth of the house was limited to 34 feet in order to minimize the disturbance of the steep slopes and stream buffer. He said their depth is restricted to 34 feet and they can only adjust the width of the house. Mr. Gabriel Pham said the revised design also improved the symmetry of the windows and added even spacing between the windows. He said reducing further would make the bedrooms too small. Mr. Gabriel Pham said the side deck is anticipated to be used as a cover for a future carport but a further reduction of the deck's width will defeat such purpose.

Mr. Gabriel Pham said the neighboring house at 3612 Fels Lane is 4 bays wide, measured at 36 feet and the proposed house without the side deck is 40 feet. If the 3612 has a side deck the total length will be 43 feet. Mr. Gabriel Pham believed that the front façade of his proposed house (at 47 feet wide) would be compatible to neighboring homes when seen from the street 70 feet away. Mr. Gabriel Pham described a historic house on the street, at 3612 Fels Lane, as justification for their design. Mr. Shad said 3612 Fels lane has an addition on the left side of the house. The original house was only 3 bays wide and the house is not a good comparison example.

Mr. Gabriel Pham said he agreed with the Staff's recommendation to use 3x5 double hung windows instead of casement windows (Staff Note: Staff did not recommend a dimension for the proposed windows). Mr. Gabriel Pham believed the revised design reflects the reduction in the width of the house that are in line with the historic district. Mr. Gabriel Pham would like to keep the width of the house at 47 feet.

Mr. Reich said the house design is close, but needs further fine tuning in keeping with the neighborhood. Mr. Reich sketched optional house designs. Ms. Zoren said the side mass would need to be pushed 2-3 feet back, which would read as an addition and reduce the overall bulk of the house. Mr. Reich said the topography drop off should be kept, instead of changing the contour of the land. He explained this could be accomplished by building a basement and subbasement. Ms. Zoren said the second floor balcony can be relocated to the rear of the house, which would minimize the width of the house. Mr. Matthew Pham said the second floor balcony is ideal facing the south side with the most sunlight. Ms. Tennor said the balcony can be done without a roof that reduce the visual scale. Mr. Mathew Pham said without a roof balcony is a great idea.

Mr. Matthew Pham said the lot has many design challenges and he is looking to hire a designer. Mr. Taylor said any changes to the topography will require the Commission's approval. Mr. Matthew Pham said there are two waivers required: the minimum disturbance on steep slopes and the stream buffer zone.

Ms. Tennor said a subbasement would be ideal. Mr. Matthew Pham said he consulted with his engineer who believed that a subbasement required more soil and a retaining wall that will drive up the cost. Mr. Reich said the cost of bringing fill will cost more than building a subbasement where the contour allows. Ms. Zoren recommended rotating the orientation of the house 90 degrees, which would push the house forward and closer to the road, which would get it further out of the stream buffer. She said this would also reduce the visual impact to Fels Lane. Ms. Zoren sketched a drawing of the recommendations for Mr. Matthew Pham to see. Mr. Matthew Pham said he will consult with his engineer.

Mr. Reich said 3785 Church Road has a subbasement and a sub subbasement all built into the hillside for the Applicant to see. Mr. Matthew Pham said DPZ's concern was the footprint of the house and the impact of impervious area for a 100-year storm.

Ms. Tennor asked why the lot was chosen given the constraints of the land. Mr. Matthew Pham said the challenges were priced into the lot, but the location is attractive, with a great view. Mr. Roth said the challenge is keeping the size of the house proportionate to its neighbors. Ms. Tennor said the goal of HPC is to preserve the look of the streetscape and neighborhood. Mr. Shad said the footprint of the house should be compatible with the neighborhood.

Ms. Zoren said because of the grading, the subbasement and full basement can be used for living space. Mr. Matthew Pham said his engineer believed the site will need to be deeper. Ms. Zoren said there is no need to dig deeper because the site will be filled. Mr. Matthew Pham said he will consult further with his engineer. Mr. Reich said that engineers usually works on spec houses, but a specialized designer is required for this unique lot. Mr. Taylor said the Commission's approval is required for any changes in topography. Ms. Tennor said the recommendations from Ms. Zoren and Mr. Reich minimizes topography changes. Mr. Taylor agreed and said the Guidelines specifically recommends there not be changes in topography. Ms. Holmes asked if 10 feet of fill will be added to the site. Mr. Matthew Pham said the rear left corner will be filled about 4 to 6 feet and the gradual slope will eliminate the need for a retaining wall. Mr. Reich said the rear left corner has enough grade to put in a subbasement without the need to fill.

Ms. Holmes said the application is for Advisory Comments. Once the Applicant obtains approval from DPZ, the Applicant will need to return to the Commission with detailed plans showing elevations and materials for Certificate of Approval. Mr. Reich recommended submitting the application for Certificate of Approval in order to get the Commission's official approval on the site plan.

Motion: There was no motion, but Ms. Zoren provided the following summary:

1. Utilize the basement and subbasement as living space.
2. Shrink the footprint to minimize site and construction costs and environmental impact.
3. The design should be more compatible with other historic houses in the neighborhood.

HPC-18-28 – 8081 Main Street, Ellicott City

Certificate of Approval for retroactive window replacement.

Applicant: Megan Reuwer, Esq.

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant seeks retroactive approval for the replacement of the historic, true divided light wood windows with new custom simulated divided light windows. The application explains that the new windows exactly match the configuration and light pattern as the original windows and are wood construction with permanent exterior grilles. Only the windows sashes were replaced, the trim and sills remain the same. The application references Chapter 6.H of the Guidelines, which states, “windows with permanent exterior grilles are an alternative that can be similar in appearance and reflective qualities to true divided lights.”



Figure 18 - Damaged historic window after flood



Figure 19 – Current replacement window

The replacement windows are Jed-Wen wood windows with simulated divided light with a 5/8-inch permanent wood traditional bead. The existing trim and sill remained on the building and were not part of the new windows.

Staff Comments: It is unclear why all windows on the building were replaced, when there appeared to be minimal damage to the windows after the July 30, 2016 flood. Chapter 6.H of the Guidelines state, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, materials, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” The Guidelines recommend against “replace sound wood windows and frames, even if paint, putty and glazing need repair or replacement.”



Figure 20 - Front facade of building after flood

Staff Recommendation: If this was not a retroactive application, Staff would recommend restoration of the original windows. Any replacement would have been approved with a true-divided light window and not a simulated divided light.

Testimony: Mr. Shad swore in Megan Reuwer and Trae Reuwer. Mr. Shad asked if there was anyone in the audience who wish to testify. There was no one. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Reuwer said the work was done after the flood, due to concerns to secure the property and help the tenant reopen the business as soon as possible. Ms. Reuwer cited section 6.H of the Guidelines about replacement windows and said the tenant has long complained that the windows were not energy efficient and bugs were able to get inside the building.

Ms. Tennor asked if the tenant requested the replacement of all the windows including the non-damaged windows on the second floor. Ms. Reuwer said yes, all the lower level windows were damaged by the flood and the second floor windows were not in great condition, allowing bugs and air flow into the building. Mr. Reich asked if the sashes were replaced but not the frames. Mr. Reuwer said yes, only the sashes were replaced. Mr. Reuwer said the tracks are new but the exterior frame is the same. Ms. Holmes asked what damage occurred to the windows on the first floor that couldn't be repaired since only a few panes of glass were broken. Mr. Reuwer said the panes and wood were broken, but he did not evaluate the windows for repair, only for replacement. Mr. Reuwer said there were 3 shutters bolted to the building that were washed away from the flood.

Mr. Taylor asked what specific language Ms. Reuwer referred to in 6.H of the Guidelines. Ms. Reuwer said "windows with permanent exterior grills are an alternative that can be similar in appearance and reflective qualities of true divided lights." Ms. Reuwer believed the replacement windows meet the Guideline recommendations.

Mr. Reich asked if the glass is insulated. Mr. Reuwer said the window glass are double insulated. Mr. Reich said the original glass windows were more sustainable than modern glass windows because the seal on modern windows breaks after 20 or 30 years. Mr. Reich said the downside of old sash windows is tracks become loose causing airgaps allowing insects and weather elements to get into the building and the muntins may snap. Mr. Reich said it is difficult to tell if the replacement windows are simulated or true divided lights.

Ms. Tennor said the concern is the building is a very prominent historic building and the Commission's decision about a replacement of modern windows on a historic building would set a precedent for others. Ms. Reuwer asked to take the flood into consideration and the lengthy time of time to reglaze and repair the windows. Ms. Tennor said the replacement windows look different from the original windows.

Mr. Reich said after 150 years, the sashes were worn after extensive wear and tear. Ms. Holmes said the original windows had wavy glass. Mr. Reuwer said he can purchase wavy glass to install, using all new windows.

Ms. Zoren said the muntins on the new windows seem thinner compared to the original. Ms. Zoren did not understand why the second floor windows were replaced since they were not damaged. Ms. Reuwer said she did not have a comment.

Mr. Taylor asked the Commission to consider other possible resolutions if a denial was issued. Mr. Shad said a true divided light wood windows would need to be replaced. Ms. Reuwer said the replacement windows are wood.

Ms. Tennor said she was concerned about setting the precedent of replacing true divided light windows with simulated divided lights in the historic district. Mr. Shad said the Applicant should have obtained pre-approval from the Commission. He said that although the Guidelines permit other window options, this building had true divided lights and the Applicant installed wood windows with simulated divided lights without approval.

Mr. Taylor asked if the profile on the old muntins was measured. Mr. Reuwer said he got the measurements to be as close as possible and believed the profile is the same compared to the original. Mr. Taylor asked if the simulated divided light with the exterior piece on the glass is wood. Mr. Reuwer said yes. Mr. Shad said the same Applicant has been seeking retroactive approvals over and over, which is a precedent the Commission should avoid. Mr. Roth said the Applicant should not use the flood as a reason to replace non-damaged windows on the second floor.

Motion: Mr. Reich moved to approve the application as submitted. Mr. Roth seconded. Mr. Taylor recommended the acting Executive Secretary poll the Commissioners. The motion was approved 3 to 1, Ms. Zoren abstained, and Mr. Shad denied.

HPC-18-17c – 8081 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donald Reuwer

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has

been re-assessed at \$117,100. The difference in the assessment that is eligible for the tax credit is \$116,100. The application states that \$78,164.66 was spent on restoring the building.

Staff Comments: Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$11,772.54. As a result, Staff reviewed expenses 30% higher than the estimated potential tax credit and confirmed \$21,930.00 in qualified expenses for restoration work that includes interior repairs.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

Testimony: Megan Reuwer and Trae Reuwer were previously sworn in. Mr. Shad asked if there was anyone in the audience who wish to testify. There was no one. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. There was none.

Motion: Ms. Tennor moved to approve the tax credits per Staff recommendation. Mr. Reich seconded. The motion was unanimously approved.

HPC-18-29 – 3592 Fels Lane, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Cleveland Ham

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the property dates to 1922. The Applicant seeks approval to construct a side deck and install a retractable awning over the deck. The proposed deck would be located on the side of the home and be highly visible from Fels Lane, as shown in Figure 21. The deck would be 16 feet wide by 20 feet deep. The height of the deck would match up with the sliding glass door on the rear of the building. The location of any potential steps off of the deck is unclear and requires clarification. The decking would be a photo composite decking in a light brown color and the railing would be white PVC with 2x2 pickets and 4x4 posts. The awning would be retractable with a scalloped edge and white and brown stripes, as shown in the advertisement provided in the application.

Staff Comments: Chapter 7 of the Guidelines explains that the guidelines for building additions apply to new decks and that all views of a building should be considered when designing an addition. Chapter 7 recommends, "Attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public ways." The side of this house is highly visible from Fels Lane and the rear of the house would be a more appropriate location to add a deck.

Chapter 7.B of the Guidelines explain that "proposals to add decks (without walls or roofs) of unpainted, pressure treated wood to the rear of historic buildings are not uncommon. Although these additions are obviously modern, they usually obscure little of the

building façade and require little change to historic building features." The proposed location of the deck does not comply with the Guidelines and it is not common to find a deck on the side of the house. The Commission had a similar case for another property on Fels Lane, and the Applicant withdrew the request and instead applied for a patio. Chapter 7.C recommends, "design new porches and decks to be simple, compatible in design with the existing building and in scale with the existing building in size and roof height." The proposed deck is not compatible with the design of the house, which historically never had a deck or even a porch on the side of the house. It would be more historically and architecturally appropriate for painted wood steps to be added that lead to a stone patio at grade.

The retractable awning would be highly visible from Fels Lane and is not architecturally appropriate to be installed on the house. A more appropriate alternative would be to use an outdoor umbrella.

There are several outstanding issues on this property that should be resolved, which is that the siding and the corresponding color was changed from a brown/maroon asbestos siding to a cream color fiber cement shake. The front windows have been altered from a bowed ribbon window to three separate windows. The front door and storm door have also been changed from a solid panel door and scrolled storm door to a $\frac{3}{4}$ light over two panel front door and full view retractable screen metal storm door. There were white shutters on the building, which were removed and not put back on. It appears all of the windows on the house were replaced as indicated from the manufacturer's stickers in the windows. The windows appear to be a vinyl simulated divided light with flat interior spacers.



Figure 21 - Proposed location of deck and awning



Figure 22 - Google Streetview 2011



Figure 23 – Front façade of house

Staff Recommendation: Staff recommends Denial of the deck as proposed. Staff recommends the Applicant submit an application for retroactive approval of all other alterations to the structure, including the new siding, doors, windows and shutters.

Testimony: Mr. Shad swore in Cleveland Ham and Elsie Ham. Mr. Shad asked if there was anyone in the audience who wish to testify. There was no one. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Ham said the steps will be in the center of the deck. Mr. Ham said there was a deck on the house. Ms. Holmes clarified that there was not a deck on the house historically, but there was a pressure treated wood step off of the sliding glass doors, which was a modern alteration. Mr. Ham said there was an existing deck when he purchased the house but the deck had to be removed to access the foundation wall that was leaking into the basement. Mr. Ham said he had to dig down 12 feet to access and waterproof the foundation walls and a permit was not required. Mr. Ham thought the proposed deck was a replacement in-kind, so he purchased new composite decking materials already. Mr. Ham hired a land surveyor that allowed him to submit the deck drawings.

Mr. Taylor asked if the house had red or white siding when Mr. Ham purchased. Mr. Ham said red siding. Mr. Taylor asked when the new siding was installed. Mr. Ham said 2017. Mr. Taylor asked about the size of the proposed deck in comparison to what was there. Mr. Ham said the proposed deck is bigger than the previous.

Mr. Reich asked if the previous deck was behind the house. Mr. Ham said the old deck was along the side of the house at the sliding door, due to the 10 feet drop behind the house. Ms. Holmes said a similar request on the same street was denied. Mr. Reich said a stone patio is more appropriate for the Historic District, instead of a pressure treated deck on the side of a house. Mr. Reich said another option would be build the deck on the rear of the house, which is less visible. Mr. Reich asked if the Applicant is ok with the patio instead of a wood deck. Mr. Ham said his neighbor has a deck on the front of the house. Ms. Holmes clarified that the neighboring houses had front porches, , not decks. Ms. Zoren said a porch has columns, a roof and railings. Ms. Tennor said historically, people built front porches as outdoor space, but not a side deck.

Ms. Tennor said composite wood decking material is not approved for the Historic District.

Mr. Ham said there is no door in the rear of the house for deck access. Mr. Reich suggested the Applicant use the side door to access a rear deck. Mr. Reich recommended a stone landing outside the side door then have the wood deck wrap around to the rear of the house, which is less visible from the street. Mr. Taylor said the Commission has approved composite materials on a rear deck in the past if the deck is not visible to the public way. Ms. Holmes said the decking is the least visible element compared to the railings. The Commission said the details of the railing and deck design wrapping around the door will need to be submitted for approval.

Ms. Holmes asked the Commission to consider the open violation on the property before making a motion because the Commission has not approved any applications with open violations in the past. Mr. Roth recommended the Applicant change his application to build a side deck and to Advisory Comments, then return to the Commission with revised drawings to seek retroactive approval for the siding, windows and other alterations done without approval.

Mr. Taylor asked the Commission about the shutters. Ms. Zoren wanted to see the shutters put back on, in an appropriate color. Ms. Zoren asked if the shutters were working or decorative. Mr. Ham said the shutters were decorative and made of vinyl. Ms. Holmes asked if the siding is fiber cement. Mr. Ham said no, the siding is a composite product called Cedar Discovery. Ms. Holmes asked if the red siding was asbestos. Mr. Ham said he thought the siding was cedar shake, but he was not certain.

Mr. Roth asked Mr. Ham to work with Staff to apply for retroactive approval for the windows, reinstallation of the shutters, a detailed plan for a rear deck plan with paver access from the side door.

Mr. Ham agreed to change the application to Advisory Comments then work with Staff on retroactive approvals of the siding, shutters and a rear deck plans. Ms. Holmes said the Applicant would also need to provide a statement in the application of what the previous window materials and other materials were compared to the existing since there is not a way to verify that information. Ms. Holmes said the new windows looks like simulated divided light instead of true divided light.

Ms. Ham asked if the shutters need to be a certain color. Mr. Roth said colors should be historically appropriate colors. Mr. Taylor asked Ms. Ham to work with the Staff to identify an appropriate color.

Mr. Shad asked about the awning. Mr. Roth said awnings would not be appropriate on the side of the house. Ms. Holmes said Staff finds the awning would not be appropriate on the back of the house either, but a patio umbrellas could be an option.

Motion: There was no motion. The application was changed to Advisory Comments.

HPC-18-30 – 6040 Old Lawyers Hill Road, Elkridge

Certificate of Approval for exterior repairs and alterations.

Applicant: George Dougherty

Background & Scope of Work: This property is located in the Lawyers Hill Historic District. According to the National Register nomination form, this building is Rose House, a 1 ½ story cottage associated with The Lawn (which is individually listed on the National Register of Historic Places), dating to the 1850s. The house sustained damage in the recent wind storm when a tree fell on the house. The application

was accepted as an emergency addition, but was advertised on the legal ad. The Applicant seeks approval to make the following repairs:

1. Replace all roof shingles. The roof is currently green asphalt and will be replaced with green 3-tab Tamko asphalt shingles.
2. Rebuild half the roof and the entire front dormer.
3. Rebuild porch to the same size of the previously existing. The porch will have a pressure treated frame, Douglas Fir tongue and groove flooring, Douglas Fir railing and a Douglas Fir tongue and groove ceiling. The porch railings will be painted the same green as the door. The porch will have square posts and railings. The proposed color of the wood decking is currently unknown.
4. Install fiber cement siding where asbestos was damaged. Staff has requested clarification that the fiber cement siding is only being installed where asbestos was damaged and that GAF Weatherside shingles will be used. The contractor explained they will replace the existing asbestos shingles on the white side of the house with tarping and the shingles will match those found on the front, brown side of the house. There are different kinds of asbestos shingles on the house.
5. Repair wood front door and aluminum storm door.
6. Replace one broken metal windows with new a new wood Marvin window. The contractor said there was no muntin pattern in the previous window and the proposed window will match that.
7. Paint the house brown with green trim.
8. Replace bargeboard on two sides of the house -the white side with tarping and the brown side where it is missing.

Staff Comments: Because this application was accepted as an emergency due to the tree falling on the house, there are some questions that require clarification, as mentioned above. Some of the work appears to be Routine Maintenance per Chapter 5, such as replacing the roofing shingles, painting the exterior of the building and repairing the doors, but clarification is needed to determine this. DPZ does not have a file on this building as no applications have been submitted to the HPC in prior years, and as such, only has a photograph from the Lawn's National Register nomination form available to determine the previously existing condition.



Figure 24 - Current condition of house

Staff would need to know exactly which windows are being replaced to confirm the replacement is appropriate and complies with the Guidelines. Chapter 6.I states, "If replacement is necessary, use windows that fit the original openings and are made of materials and in a style compatible with the style of the house. Reproduce window pane configuration, frame size and muntin detailing whenever possible."

The application references rebuilding the entire front dormer. It is not clear where the dormer is on the building and this may in fact be referencing the front gable.

The Applicant proposes to paint the house brown with green trim. The house currently has white siding on one side and brown siding on another (see Figure 26). There is a first-floor door that is blue and a second story door that is green (see Figure 25). Staff recommends all the siding be painted white and

the doors green. The house appears to be white in the 1976 photograph in Figure 27 and there is a historical precedent for keeping that color scheme. The brown appears to have been painted at some point without approval.

The previously existing configuration, design and materials on the deck/porch are unknown to Staff. The Applicant proposes to use Douglas Fir for the porch construction. Chapter 6.F recommends, "replace deteriorated features with new materials that match the original as closely as possible in material, design and finish." The contractor said the porch will have square posts and railings, which will be painted green. He said a color was not picked out for the decking yet.



Figure 25 – Two door colors and front gable



Figure 26 - White and brown siding visible

If the siding is being replaced in damaged areas only with the GAF Weatherside fiber cement siding, that would comply with Chapter 6.E recommendations, "replace deteriorated features with new materials that match the original as closely as possible in material, design and finish." The GAF Weatherside accurately matches the look of asbestos siding. Conversely, if the Applicant wanted to remove all asbestos and restore the original wood siding that may be underneath (according to the Inventory form), that would also comply with Chapter 6.E, "remove asbestos shingles or other covering to restore original wall material."

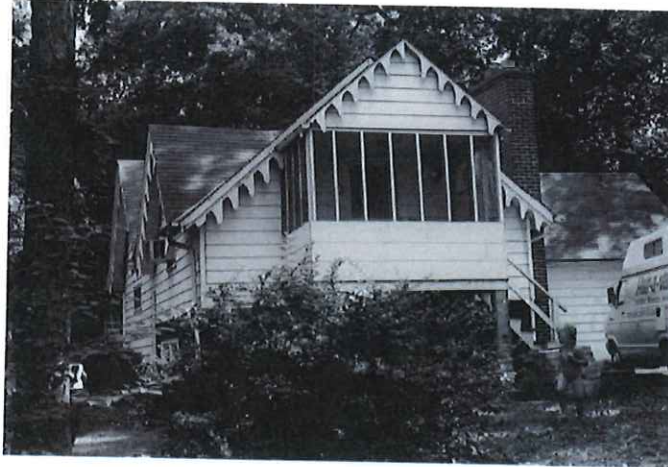


Figure 27 - 1976 photograph from neighboring HO-141 National Register nomination form

Recommendation: Staff recommends Approval of the following:

- 1) Replacement of the existing green asphalt shingle roof with the proposed Tamko 3-tab green asphalt shingle to match the existing.
- 2) Reconstruction of the front gable to match the dimensions of the previously existing.
- 3) Reconstruction of the porch with Douglas Fir wood, with square posts and balusters, painted green.
- 4) Replacement of siding with GAF Weatherside fiber cement siding, to replicate the asbestos siding, to be painted white with green trim.
- 5) Repair the existing doors.
- 6) Replacement of the broken metal window with a wood Marvin window.
- 7) Replacement of the wood bargeboard, to be painted green, to match the existing in material and design.

Testimony: Mr. Shad swore in George Dougherty and Nomi Dougherty. Mr. Shad asked if there was anyone in the audience who wish to testify. There was no one. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Dougherty said the storm took out the porch and the second dormer.

Mr. Dougherty would like to make the porch open with balusters (like the Lawn) rather than closed with asbestos. Mr. Roth asked if that porch area was taken down by the fallen tree. Mr. Dougherty said yes, however, the porch was an addition to the house when the house moved in 1970. Mr. Dougherty would like to replicate the porch to mimic the style of the neighboring historic house, The Lawn (which this was originally part of) but said he will do the Commission recommends.

Mr. Roth said replicating the design would be nice. Mr. Dougherty said the steps are currently accessed from the side and the gingerbread hangs over the steps, but may not be original part of the house. Mr. Dougherty asked if the railing and steps can be changed to come directly from the front, rather than from the side. Mr. Dougherty wants to make it similar to what The Lawn has.

Mr. Roth asked if the house was originally a tenant house. Mr. Dougherty said yes and explained that the exit to 895 divided the property and caused the original owners to move the house. Mr. Taylor asked if the Applicant was agreeable to all Staff recommendations, except for Item 3, which he is requesting to

reconfigure the porch to be built open in a manner that mimics the open porch building on The Lawn and switch the staircase to directly in front of the door. Mr. Dougherty said Yes.

Ms. Zoren said having a center staircase is too formal for an informal cottage. The side staircase would be more appropriate. Mr. Dougherty is fine with Ms. Zoren's recommendation. Ms. Zoren asked if the scallop details can be replicated. Mr. Dougherty said yes. Mr. Roth explained that The Lawn is not a formal house. Mr. Taylor asked if the configuration changes of the side porch should return to the Commission for approval. The Commission said yes, the details of the proposed porch rearrangement should be submitted in a new application and drawings showing the changes are needed. Mr. Taylor explained the Commission is open to the idea of the open porch, but can't approve it without the details.

Mr. Taylor asked if the Applicant is eligible for tax credit pre-approval. Ms. Holmes said he is eligible but opted to not apply for them as the insurance claim is covering the work.

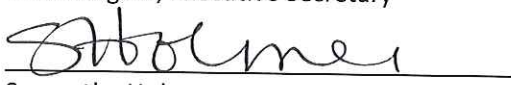
Motion: Mr. Roth moved to approve the application per Staff recommendations. Ms. Tennor seconded. The motion was unanimously approved.

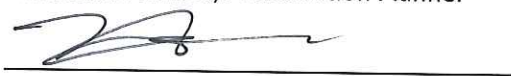
Ms. Tennor moved to adjourn. Ms. Zoren seconded. The motion was unanimously approved and the meeting was adjourned at 9:54 pm.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.


Allan Shad, Chair


Beth Burgess, Executive Secretary


Samantha Holmes, Preservation Planner


Yvette Zhou, Recording Secretary